

**City of Greensboro Planning Department  
Zoning Staff Report  
June 14, 2004 Public Hearing**

*The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.*

**Item:** O  
**Location:** 3203 Summit Avenue  
  
**Applicant:** Ahmed Mikhalifa, DBA Nora Auto Sales  
**Owner:** Ahmed Mikhalifa  
  
**From:** RS-9  
**To:** CD-GB

**Conditions:** 1) A 50 foot natural undisturbed buffer shall remain along the rear property line.

SITE INFORMATION	
<b>Existing Land Use</b>	Nora Auto Sales
<b>Acreage</b>	0.564
<b>Physical Characteristics</b>	<i>Topography:</i> Slopes downward toward adjacent neighborhood to the west <i>Vegetation:</i> Mature Trees <i>Other:</i> N/A
<b>Overlay Districts</b>	N/A
<b>Historic District/Resources</b>	N/A
<b>Generalized Future Land Use</b>	Low Residential 3-5 d.u./acre
<b>Other</b>	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Barber & Beauty Salon, Asian Market, Grocery Store	GB
<i>South</i>	Southern Cycle Service	GB
<i>East</i>	Northside Barbers, Shaw Furniture Company	GB
<i>West</i>	Single Family Dwellings (2)	RS-9

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned GB since July 1, 1992. Prior to the implementation of the UDO, it was zoned Commercial N.

DIFFERENCES BETWEEN RS-9 (EXISTING) AND CD-GB (PROPOSED) ZONING DISTRICTS	
<b>RS-9:</b>	Primarily intended to accommodate moderate to high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density in RS-9 will typically be 4.0 units per acre or less.
<b>CD-GB:</b>	GB Districts are primarily intended to accommodate a wide range of retail, service, and office uses. The district is typically located along thoroughfares in areas which have developed with minimal front setbacks. This proposal would allow all uses permitted in GB. See conditions for proposed buffer.

TRANSPORTATION	
<b>Street Classification</b>	Summit Avenue - Minor Thoroughfare.
<b>Site Access</b>	N/A.
<b>Traffic Counts</b>	Summit Avenue ADT = 12,000
<b>Trip Generation</b>	N/A.
<b>Connectivity</b>	N/A.
<b>Sidewalks</b>	N/A.
<b>Transit</b>	No.
<b>Traffic Impact Study</b>	N/A.
<b>Street Connectivity</b>	N/A.
<b>Other</b>	N/A.

ENVIRONMENTAL REVIEW	
<b>Water Supply Watershed</b>	No, property drains to North Buffalo
<b>Floodplains</b>	N/A
<b>Streams</b>	Perennial stream (blue line) runs near the west property line
<b>Other</b>	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	Type C Yard - 20' avg. width; 2 canopy/100', 3 understory/100', 17 shrubs/100'
<i>South</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>East</i>	N/A
<i>West</i>	50' natural undisturbed buffer

## CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

### Connections 2025 Written Policies:

*Housing and Neighborhoods Goal:* Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.4: Implement measures to protect neighborhoods from potential negative impacts of development, redevelopment, and/or public projects that are inconsistent with the neighborhood's livability, architectural or historical character, and reinvestment potential.

POLICY 7A.2: Encourage "home-grown" and community based businesses and entrepreneurs with special emphasis in increasing the number of minority-owned businesses in traditionally underserved parts of the community.

**Connections 2025 Map Policies:**

*The area requested for rezoning lies within the following map classifications:*

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

### CONFORMITY WITH OTHER PLANS

*The following aspects of relevant plans may be applicable in this case:*

**City Plans:** N/A

**Other Plans:** N/A

### STAFF COMMENTS

**Planning:** The commercial zoning pattern in this area has remained relatively stable and viable in its present configuration over the years. No zoning changes to a commercial classification have taken place since the implementation of the UDO on July 1, 1992. The most recent commercial rezoning that was approved was a very small expansion of the then existing Commercial N behind the lot located at 3207 Summit Avenue, two lots to the north of the subject property. That request was denied by the Zoning Commission in May 1987 but subsequently approved by City Council in June 1987.

A request to rezone three lots fronting on Summit Avenue immediately north of the portion of the subject property that is presently zoned GB was denied by the Zoning Commission in 1983. That request was to rezone from Commercial N to Industrial L.

While Connections 2025 does support home-grown businesses, this request is not supported by the Housing and Neighborhood goal and policy 6A.4 that speaks to implementing measures aimed at the protection of existing neighborhoods from potential negative impacts of development.

This requested zoning change is not compatible with the Low Residential land use classification that is shown on the Generalized Future Land Use map. In that regard, this proposal will be an intrusion into an existing stable neighborhood that, if approved, could encourage other similar requests in the future.

**GDOT:** No additional comments.

**Water Resources:** No additional comments.

**HCD:** No comments.

### **STAFF RECOMMENDATION**

Based on all the information contained in this report, the Planning Department recommends that this request be denied.